



Minutes from May 2, 2022 Annual Meeting

7:00 pm start – Church Park 12th floor Penthouse

Introductions

Current Trustees: John Bookston, Peter Massicott, John Wood

Boyd/Smith Management: Bill Smith

Residents: Owners introduced themselves

Financial Report:

Bill Smith from Boyd/Smith reviewed the 2021-2022 financials and the budget for our 2022 fiscal year is on track. There was a 3% increase in Fee's for 2022 mostly due to expenses we cannot control such as Electric, Gas and Water & Sewer. The Carillon Reserve as of 3/31/22 is \$247,436.

Building Issues:

1. Due to Covid 19, the packages have been delivered directly to the Carillon lobby. Residents requested we continue to deliver packages to the lobby vs. our Security office.
2. Window washing will be scheduled in the next week. Notices will go out shortly.

3. Boyd/Smith Management will schedule the changeover to cooling 5/21/21. Replacement HVAC filters will be left outside each unit door on 6/2/21.
4. Rooftop Chiller: One of the large condenser coils needs to be replaced due to wear & tear. The cost to replace is approximately \$17k. The work is scheduled for mid-May (waiting on a delivery date). The repair will take 2-3 days. We hope to have the chiller operational by 5/23/22.
5. Boyd/Smith Management will be scheduling filter replacement in all 31 units this month. The schedule will be set shortly and notices will go out in advance.
6. Roof Terrace: Boyd/Smith thanked Kyle Piers for volunteering his time to keep the roof in good shape.
 - a. It was noted the grille is always dirty. Anyone using the grille should clean it after using.
 - b. It was noted the roof pavers need to be looked at due to some are damaged and the pavers need to be power washed. Boyd/Smith will look into replacement pavers as well as schedule power washing.
 - c. Rosalie Bookston will meet with the Landscape Company to discuss the summer plantings on the roof and at the entrance to the building.
7. Front Vestibule Intercom System: This system is in the process of being replaced. The new technology will be a significant improvement. Peter Massicott described what the new Butterfly system offers. We expect the system to be operational no later than 5/10/22.
8. Verizon Fios: Verizon announced that they are upgrading their services and will no longer be using copper wires. Verizon has submitted a plan to add Verizon Fios infrastructure to the building at no expense to the association.

The Carillon Trustees will review the plan and make a decision in the upcoming weeks.

9. Trustee Election: Peter Massicott (701), John Bookston (901), John Wood (603) and Xavier Lefebvre (403) are running for the Trustee position. All four candidates received above 50% of the vote and will serve as Trustee's from 5/15/21 – 5/31/23.

Open Discussion:

1. There was a discussion in regards to the neighborhood. The project on Mass. Ave. and Boylston Street being built over the Mass Pike is underway and will take 2-3 years to complete.
2. The Mid Town Hotel project has been approved. We have received no word on a construction start date.
3. There has been no new information in regards to the building across the street from The Carillon. John Bookston will keep us posted should there be any new information.
4. A reminder to all owners that there is a web site for the building www.carillonboston.com The code to enter is ecarbos.

Meeting adjourned at 8:10pm